

Amend Section 25-2-601 and related sections to achieve the following within University Neighborhood Overlay:

- Eliminate minimum parking requirements.
- Allow the following uses where existing onsite parking is voluntarily eliminated:
 - ✓ Art gallery – 1,500 sq ft
 - ✓ Art workshop – 1,500 sq ft
 - ✓ Convenience Storage
 - ✓ Religious Assembly
 - ✓ Office
 - ✓ Urban Farm
 - ✓ Or other local uses (§25-2-753(B)) as determined by the director of Development Services Department.
 - ✓ Study space
- Allow “local uses” in buildings with a minimum height of 50 feet, as opposed to 75 feet.
- Increase the onsite affordable housing density bonus in the Outer West Campus subdistrict and the Guadalupe subdistrict by 25’ and in the Inner West Campus subdistrict by 125’

Division 6. – Special Provisions for the University Neighborhood Overlay District.

§25-6-601 – PARKING REQUIREMENTS FOR UNIVERSITY NEIGHBORHOOD OVERLAY [DISTRICT] PROJECTS.

- (A) ~~Except as otherwise provided in this section, the minimum off-street parking requirement in the university neighborhood overlay district is 60 percent~~ **The minimum parking requirements prescribed by Appendix A (Tables Of Off-Street Parking And Loading Requirements) do not apply within UNO.**
- (B) ~~Off-street parking is not required for a commercial use if the use:~~
- ~~(1) occupies less than 6,000 square feet of gross floor area; or~~
 - ~~(2) is located on:~~
 - ~~(a) Guadalupe Street between Martin Luther King, Jr. Blvd. and West 29th Street; or~~
 - ~~(b) West 24th Street between Guadalupe Street and Rio Grande Street.~~
- (C) ~~For a multi-family residential use, the minimum off-street parking requirement is 40 percent~~ **zero (0) percent** ~~of that prescribed by Appendix A (Tables Of Off-Street Parking And Loading Requirements).~~ **if the multi-family residential use:**
- ~~(1) participates in a car sharing program that complies with the program requirements prescribed by administrative rule, as determined by the director of the Watershed Protection and Development Review Department; or~~
 - ~~(2) sets aside for a period of not less than 15 years from the date a certificate of occupancy is issued at least 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office, in addition to complying with Section 25-2-765 (Affordable Housing).~~
- (D) **UNO projects with existing onsite parking in excess of the required minimum may convert the excess parking spaces to the following uses provided they comply with all applicable technical codes and obtain a site plan correction.**
- (1) Art gallery – 1,500 sq ft**
 - (2) Art workshop – 1,500 sq ft**
 - (3) Convenience Storage**
 - (4) Religious Assembly**
 - (5) Office**
 - (6) Urban Farm**
 - (7) Or other local uses (§25-2-753(B)) as determined by the director of Development Services Department.**
 - (8) Study space**
- (E) ~~UNO projects with onsite parking in excess of the required minimum may lease by annual contract without amending their Site Plan their excess onsite parking to a new UNO project in order to meet the new project's required onsite parking requirement.~~
- (F) ~~UNO projects which provide 20% or more onsite affordability per UNO Affordability Requirements may reduce their onsite parking requirements to 20% of the parking requirement in Appendix A.~~

- (a) adaptable for use by a person with a disability; and
- (b) accessible by a person with a disability from the on-site parking and common facility, if any.
- (3) At least 10 percent of the dwelling units must be accessible for a person with a mobility impairment.
- (4) At least two percent of the dwelling units must be accessible for a person with a hearing or visual disability.
- (5) Each multistory building must be served by an elevator, unless
 - (a) at least 25 percent of the site's dwelling units are located on the ground floor; or
 - (b) for a site with fewer than 20 dwelling units, at least five percent of the site's dwelling units are located on the ground floor.
- (6) A parking space must be leased separately from a dwelling unit.
- (D) Local uses are permitted in any base district, subject to the limitations of this subsection.
 - (1) In the outer west campus subdistrict, local uses are not permitted in a residential base district unless the property:
 - (a) has a permitted building height of 7550 feet or greater; or
 - (b) is zoned historic and has a permitted building height of 65 feet or greater.
 - (2) Except as provided in Paragraph (3), up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or located in a historic landmark is excluded from the gross floor area of the local uses.
 - (3) Up to 100 percent of the gross floor area of a structure may be used for local uses if the structure:
 - (a) is a historic landmark and is located entirely in a subdistrict having a permitted building height of 65 feet or greater;
 - (b) was constructed before September 13, 2004, contains less than 10,000 square feet of gross floor area, is less than 65 feet in height, and is located in the inner west campus or Guadalupe subdistricts; or
 - (c) is less than 65 feet in height and located on:
 - (i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;
 - (ii) Martin Luther King, Jr. Blvd. between Guadalupe Street and Rio Grande Street; or
 - (iii) 24th Street between Guadalupe Street and Rio Grande Street.

- (A) Except as provided in Subsection (B), maximum heights for structures are prescribed by Appendix C (*University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, And Height Limits*).
- (B) This subsection applies in the outer west campus subdistrict, **Guadalupe subdistrict and the Inner West Campus subdistrict**.
- (1) In this subsection, HISTORIC PROPERTY means property zoned historic or listed in the City's historic building survey on October 6, 2008.
- (2) Except as provided in Paragraph (3), a structure with a multi-family residential use or group residential use may exceed by ~~15~~**25** feet the maximum height **in the Outer West Campus subdistrict and the Guadalupe subdistrict or 125 feet in the Inner West Campus subdistrict** as prescribed by Appendix C (*University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, and Height Limits*) if:
- (a) the structure is located in an area for which the maximum height is at least 50 feet; and
- (b) the multi-family residential use or group residential use, for a period of not less than 40 years from the date a certificate of occupancy is issued, sets aside at least:
- (i) 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 60 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Neighborhood Housing and Community Development Office;
- (ii) 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Neighborhood Housing and Community Development Office; and,
- (iii) The applicant:
- (1) Pays into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in the multi-family residential use or group residential use development; or,
- (2) Provides an additional 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 50 percent of the median income in the Austin statistical metropolitan area as determined by the director of the Neighborhood Housing and Community Development Office.
- (3) A building on a lot **in the Outer West Campus subdistrict** that has a common side lot line with a historic property may not exceed by more than 20 feet the maximum building height of the base district in which the historic property is located.



DATE: March 19, 2019
TO: City of Austin Planning Commission
FROM: Allie Runas, Chair of the West Campus Neighborhood Association
SUBJECT: Proposed Changes to the University Neighborhood Overlay

On behalf of the West Campus Neighborhood Association, I would like to extend the support of the Association for the proposed changes to the University Neighborhood Overlay (UNO). The West Campus Neighborhood Association (WCNA) supports the changes in order to promote a more rich, walkable community in West Campus, and urges the Commission to adopt these changes to improve the West Campus neighborhood. As residents, we are excited to see a plan that will benefit our community, promote more affordability, and plan for our growing future.

The WCNA supports mixed-use developments to create a more diverse, engaging neighborhood for all residents. Our neighborhood's residents are passionate about an increase in affordable housing and walkable amenities, and the proposed changes are in line with these goals for West Campus. With the expansion of where local uses are permitted in Outer West Campus, residents will be able to enjoy greater access to places that make West Campus feel more like the vibrant and lively neighborhood residents want to see it become.

Incentivising affordability is critical for an area that is already a leader in Austin affordability. The proposed changes expand and help support the work that UNO already does to provide affordable units to renters. Affordable units are critical in a dense student population in order to provide students of all income levels to advance their education and give themselves the best chances at academic success as possible.

Many residents walk, use a bicycle, scooter or skateboard, and use public transportation. With the plethora of transportation modes, residents are not as reliant on a car, and existing on-street parking in the neighborhood provides many options to visitors. Therefore, parking should be provided at an absolute minimum. Members support 0% parking minimums for Inner West Campus. The expansion of uses for excess parking spaces is an excellent way to utilize unused parking to benefit residents. Implementing alternate uses for excess parking is an investment in enriching the lives of West Campus residents with more places to study, socialize, and engage with new ideas.